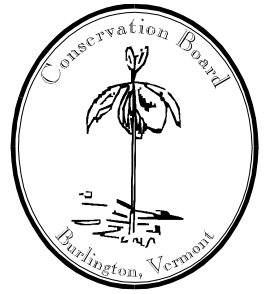


Burlington Conservation Board

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Conservation Board Meeting Minutes

Monday, January 6, 2014 – 5:30 pm
Planning & Zoning Conference Room – City Hall Lower Level
149 Church Street

Attendance

- **Board Members:** Damon Lane (DL), Will Flender (WF), Zoe Richards (ZR), Jeff Severson (JS), Stephanie Young (SY), Scott Mapes (SM), Matt Moore (MM), Miles Waite (MW), Don Meals (DM)
- **Absent:**
- **Public:** John Caulo and Andy Rowe (194 St. Paul Street)
- **Staff:** Scott Gustin (Planning & Zoning), Megan Moir (Public Works)

MM, Chair, called the meeting to order at 5:30 p.m.

Minutes

MW pointed out some name spelling corrections on pg. 1 under the Public bullet point. "Lipzak" should be "Liptak," "Dunkeil" should be "Dunkiel," and "Dexatratur" should be "Dexatradeur."

SM noted on pg. 2, 7th paragraph, 4th sentence should be "He'd like to see how the petitioner would address the stormwater issues noted by the Court."

A MOTION was made by WF and SECONDED by MW:

7-1-0 Approve the minutes of November 4, 2013 as corrected

Vote: 7-0-1

Board Comment

None.

Public Comment

Megan Moir noted EPA's Green Infrastructure Technical Assistance program and her pending proposal. Among other things, it could include opportunity to create a fee in lieu of program and establish projects per city watershed for offset work. How do we really incentivize LID? We need to figure out how to do so on a dollar value. It may be possible to have some graphic design work done to more clearly outline green infrastructure designs. She'd like to receive a letter of support from the Conservation Board.

ZR said she thinks developing incentives and standards would be great.

SM, would a deliverable be a guidance document from DPW relative to discharges into the CS, the MS4, or receiving waters? Ms. Moir replied yes. SM said he'd like to see us get back to a higher standard for redevelopment projects. Demonstrate the maximum feasible performance. Ms. Moir agreed. This opportunity could establish such parameters for work onsite or as an offsite project.

SY said that some of the projects that have received funding involved public outreach. Ms. Moir said that a public outreach component would be included in this effort.

The programs and services of the Dept. of Planning and Zoning are accessible to people with disabilities. For accessibility information call 865-7188 (865-7142 TTY).

MM sees no reason not to provide a letter of support.

Open Space Subcommittee

Defer

Project Review

1. 194 St. Paul Street

John Caulo and Andy Rowe appeared on behalf of this item.

John Caulo overviewed the project. It's a multi-unit, mixed use apartment/commercial building at the two parcels at the Eagles Club and Browns Court parking lot. Permit approval for excavation has been obtained. He went on to say that the College's Master Plan calls for development of housing. Up to 90% of its students are to be housed in College buildings. This site is one of two off campus sites targeted for housing development by the college. This site is an urban mixed use site. It will have 1-4 bedroom apartments. In addition to the housing, there will be about 5,000 sf of commercial space. Mr. Caulo noted that there will be 74 parking spaces – including replacement of all of the existing Browns Court parking lot spaces. He noted that student cars must be parked offsite at the College's Lakeside facility. SM asked if the parking will be public. Mr. Caulo said it would be available to surrounding businesses. It may also become part of the city's would-be downtown parking district. SG noted the role of the JIPMP in the parking arrangement here.

MW asked about project phasing. Will it be built all at once or incrementally? Mr. Caulo said the building would be constructed as a single structure.

Andy Rowe overviewed project stormwater management. Existing 38,700 sf coverage. Proposed is ~46,000 sf. The largest impervious surface proposed is the building rooftop. Runoff will be captured and detained in underground tanks prior to discharge into the city's combined system. A bioretention area is also proposed along the Brown's Court side of the site.

DM asked if the bioretention area is under-drained. Mr. Rowe replied that it is under-drained. ZR asked what's drained by it. Mr. Rowe said that it drains some of Browns Court and the surrounding terrace. MW asked if infiltration was considered. Mr. Rowe said that there is no liner under the bioretention area. He noted that the soil borings vary considerably. There is also some contamination present. MW asked if the underdrain was necessary. DL, will the plants see sunshine or will they be shadowed? Mr. Rowe said that the plans will be shadowed. They will be shade and salt tolerant species.

SM, are the foundation drains being collected? Mr. Rowe said no. What about floor drains? Mr. Rowe said no. SM said that eventually there needs to be consideration of whether any groundwater will be captured by the stormwater system. He also asked about the size of the detention tanks and whether they would be markedly larger if they were sized to capture 100% runoff if green field conditions were the baseline. Mr. Rowe said that he has not run numbers assuming green field conditions. The tanks would likely be substantially larger. SM asked if the peripheral sidewalks would be repaired or replaced. Mr. Rowe said they would all be reconstructed as part of the project. SM suggested at least considering a wider sidewalk along Maple Street and St. Paul Street. Also see if there are infiltration opportunities alongside.

WF, what's the purpose of the mid-block curb extension. Mr. Caulo said it allows a safe connection for pedestrians to the shuttle bus. WF, what about bike parking? Mr. Caulo said there are 4 exterior locations. There is bike storage inside the building as well. WF said the proposed interior bike parking is not ideal. Mr. Caulo said that some of the corner areas in the parking garage could be used for additional long term bike parking. WF asked if inverted U bike racks would be used for short term bike parking. Mr. Caulo said he was unsure. WF recommended them.

ZR, is the roof flat? Mr. Caulo said yes. ZR, would you consider a green roof option? Mr. Caulo said no. It's not an institutional building; the numbers would not support doing so. This project is being built as market rate housing. Mr. Caulo noted the private/institutional partnership involved in building this project.

A MOTION was made by WF and SECONDIED by DM

Support the project with the following comments:

1. Support the parking waiver
2. Suggest expanding the interior bike parking room to a location more accessible to Maple Street (utilize current dead space in garage)
3. The applicant should do a pre- and post-stormwater flow analysis assuming green field site and see if the tanks could feasibly be resized
4. Know for sure if stormwater volume will be affected by ground water
5. Recommend that sidewalk width be increased
6. Utilize the foundation drainage capacity to accept runoff between the sidewalk and building

Vote: 8-0-0

Open Space Subcommittee

MM noted today's meeting. The ground discussed Burlington College's master plan and the trail between North Avenue and the bike path. They're proposing to relocate the trail. The subcommittee recommends inviting Jesse Bridges to the BCB's next meeting to discuss the importance of the trail and its existing location. We should encourage the developer to do something different. We should be thinking about the values of the trail in its present location. Can some or all of the trail be retained in its present location?

WF noted the phase 2 environmental assessment at the Archibald Street site. MM said there was also discussion of the Urban Reserve as it relates to the connection of the Burlington College path to the bike path.

SM asked about the master plan. Is city approval needed? SG said he needs to revisit the original DRB decision, but basically, that Board required the College to put together a master plan before it commenced any new construction.

Update and Discussion

1. NR 206 Student project ideas for Spring semester

MM suggested a usage assessment of Burlington College path. Who uses it and when? DL, may not be good time of year to do so.

SM, assessment of rain fall data over past 5 or 10 years and correlation with actions at the Main Wastewater Treatment Plant. When is treatment compromised? Such an assessment will let the city know where we get into problems with the Treatment Plant. DM said that doing so may require some additional guidance. SM said he doesn't mind mentoring for this item. DL, how often is the 1-year, 10-year storm event updated? SM said that NOAA updates them fairly frequently. DL said that rainfall is changing. How many overflows can we expect with increased rainfall? DM said that there's a set of climate change projections that is applicable to Vermont. SM said he has design criteria for the treatment plant and a schematic of how it works with increasing rainfall that he would make available to students.

DM noted the matter of driveway sealants. It came up about 5 years ago, but died out due to the time of year. It may be something that the class could assess. Assess who uses what for sealants. Some of the coal-tar based sealants are a pollutant source. Latex based products are not as problematic.

2. Board Goals for 2014

DM, use the BCLF for conservation. WF mentioned the Archibald St property that is in process.

MW said the Urban Reserve should remain on our target list.

SM, a paid consultant will bring together some design criteria for stormwater management with Megan's technical assistance effort.

SM noted the Lake Champlain TMDL. He said that Burlington Bay is viewed as ok with respect to phosphorous. However, every time the treatment plant gate opens, we're contributing to the problem. We need to better know what's going on with our CSO events. We need to better understand our contribution to the problem during CSO events relative to standard conditions in our overall phosphorous contributions to the lake. There's a perception that treatment plants are not part of the problem. DM said that a number of municipalities are concerned that the TMDL debate will require upgrades to their wastewater plants.

MM noted that we want to continue working with DPW in project reviews.

MW asked about city administration of WW permitting. SM said that's an outstanding item contemplated by the rewrite of Chapter 26. He'd like to see all of it reviewed by the city. WM, we can advise Chapin Spencer to pursue it. SM said we could start with a conversation with him. He may have no idea that its even an option.

MM suggested work to engage with DPW and to meet with the new Director.

DM mentioned the pending shoreline legislation in Montpelier. We should be able to understand and respond to whatever is passed.

WF, support efforts to update the city's bike parking standards.

SM suggested circulating the Global Green study sent by Jen Green.

Adjournment

The meeting adjourned at 7:30 PM.